

City of Renton Planning Commission

Docket Item 06-04
Net Density
Briefing January 2008

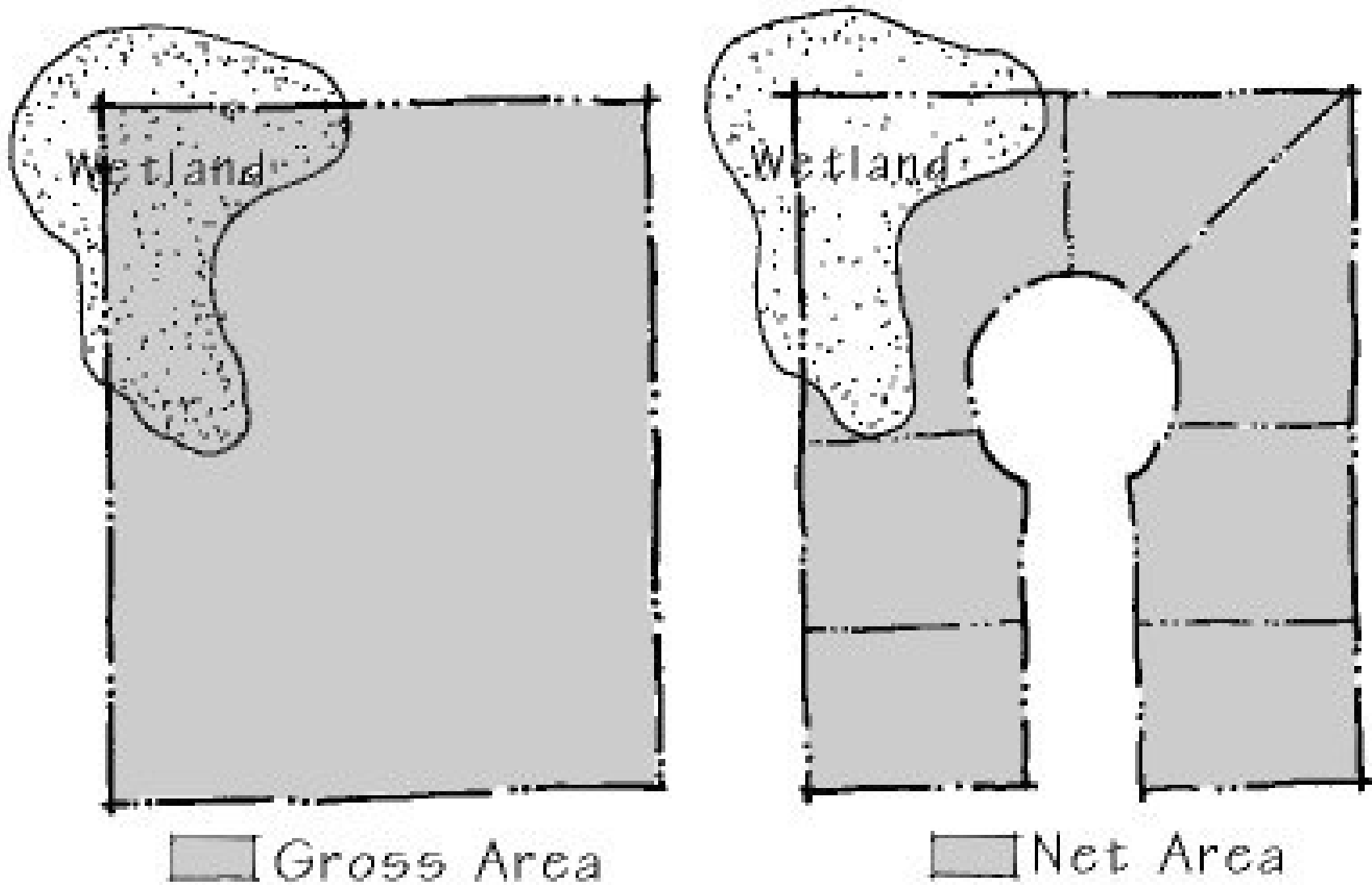
The Request

- Docket request to evaluate the current net density definition

Background

- Net density currently calculated by
 - Excluding
 - Critical areas
 - Public rights of way
 - Private access easements

Net Density Illustration



Recommendation

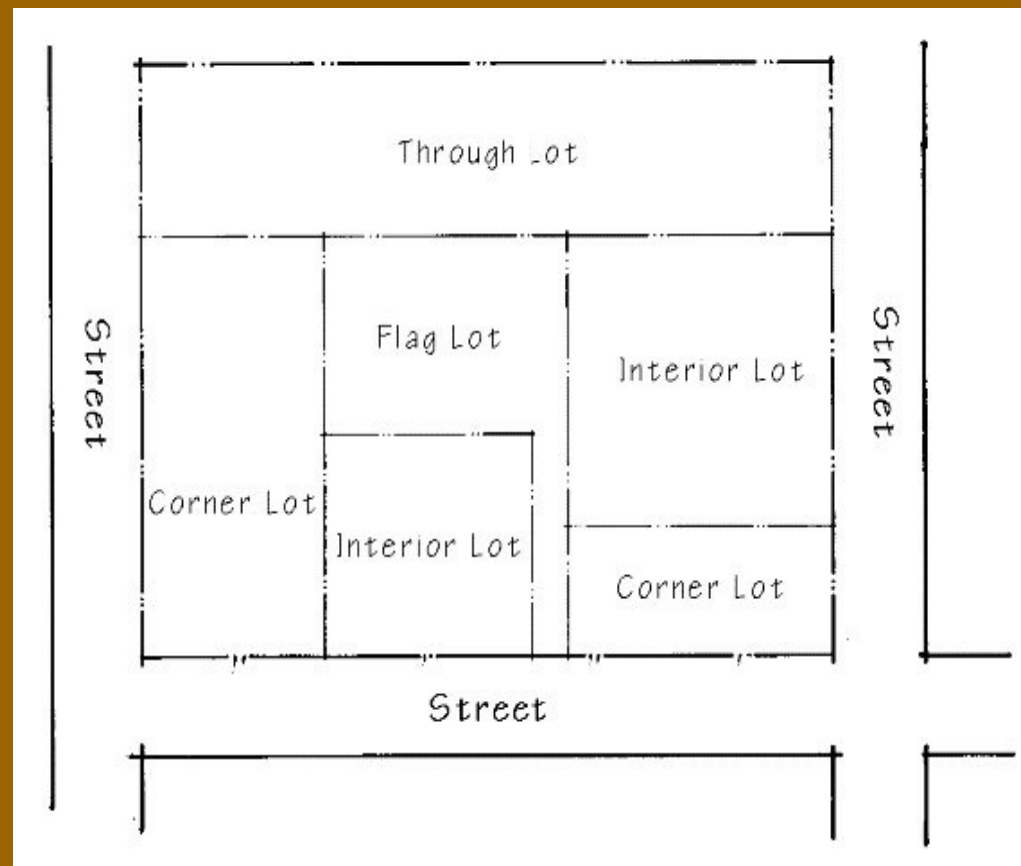
- Amend the definition to also exclude
 - Tracts for detention/retention facilities
 - Portions of pipestem or “flag” lots used for access

Tracts for Detention/Retention

- Include in the net developable area
- Buildable Lands methodology excludes these areas
- Amendment provides a more accurate evaluation of density
 - Actual density in developed portion of a site
 - slight increase

Pipestem /Flag Lots

- Pipestem area counts in net developable area
- Allows small increase in density
- Changes pattern of lot configurations
 - Frontage
 - Setbacks



Next Steps

- Recommendation
- City Council Review